



City of Carmel

Carmel Board of Zoning Appeals Regular Meeting Monday, April 24, 2006

Time: 6:00 P.M.
Place: Council Chambers
Carmel City Hall, 2nd Floor
One Civic Square
Carmel, IN 46032

AGENDA:

- A. Call to Order (6:00 p.m.)
- B. Pledge of Allegiance
- C. Roll Call
- D. Declaration of Quorum
- E. Approval of Minutes of Previous Meeting
- F. Communications, Bills, and Expenditures
- G. Reports, Announcements, Legal Counsel Report and Department Concerns
 - 1. **Items 7-8h: Art Gallery.** Public notice was 23 days instead of 25. The Board must vote to suspend its rules in order to hear the item.
 - 2. **Item 12h: Crooked Stick, Lot 100.** Public notice was 14 days instead of 25. The Board must vote to suspend its rules in order to hear the item. (It was originally going to be a Hearing Officer item.)
 - 3. **For all public hearing petitions:** The Board must vote to suspend its rules of public hearing sign placement requirement by the petitioner. (This policy is in transition and will be required for the May 22 meeting).
 - 4. **Items 1-2i: Martin Marietta Limestone.** In order to hear this item first, the Board must vote to rearrange the agenda order.

H. Public Hearing:

- 1-4h. **Baby Tracts, lots 20-21 - St. Mary & St. Mark Coptic Orthodox Church**
Petitioner seeks special use amendment approval & variances to expand a church parking lot.

| | | |
|--------------------------------|---------------------------|-------------------------------|
| Docket No. 05090019 SUA | Chapter 9.02.A | special use expansion |
| Docket No. 05090020 V | Chapter 23E.07.C.1 | parking in front yard |
| Docket No. 05090021 V | Chapter 23E.07.C.2 | no parking lot curbing |
| Docket No. 05090022 V | Chapter 9.04.03.F | over 35% lot coverage |

The site is located at 800 E 110th Street and is zoned R-3/Residence within the Home Place District Overlay Zone. Filed by Robert Epstein of Epstein, Cohen, Donahue & Mendes.
- 5h. **Wal-Mart (Gateway Pavilion)**
The applicant seeks approval for the following development standards variance:
Docket No. 06030013 V ZO Chapter 23C.08.02.B maximum 120-ft building setback line
The site is located at 10950 N Michigan Rd. and is zoned B-3/Business within the US 421/ Michigan Corridor Overlay Zone. Filed by Joe Calderon of Bose McKinney & Evans LLP.
- 6h. **Congregation Shaarey Tefilla Synagogue**
The applicant seeks the following special use approval for a place of worship:
Docket No. 06030014 SU ZO Chapter 5.02 special uses
The site is located at approximately 3030 W. 116th Street and is zoned S-1/Residence within the West 116th Street Overlay. Filed by Joe Calderon of Bose McKinney & Evans LLP.

7-8h. Frank E Hawkins Addition, Lot 1 - Art Gallery

The applicant seeks the following use variance and development standards variance approvals:

Docket No. 06030015 UV ZO Chapter 8.01 permitted uses

Docket No. 06030016 V ZO Chapter 27.03 unpaved, uncurbed parking

The site is located at 220 2nd Street SW and is zoned R-2/Residence within the Old Town Overlay – Character Subarea. Filed by Matt & Rachel Frey.

9-10h. Old Meridian Professional Building (Pinnacle Pointe)

The applicant seeks approval for the following development standards variances:

Docket No. 06030019 V ZO Chapter 23B.08.01 build-to line

Docket No. 06030020 V ZO Chapter 23B.10.02.B(1) planting strip

The site is located at 12065 Old Meridian Street and is zoned B-6/Business within the US 31 Corridor Overlay Zone. Filed by Paul Reis of Bose McKinney & Evans LLP.

11h. Hay's Addition, Lot 1 - Hair Salon

The applicant seeks the following use variance approval:

Docket No. 06030023 UV ZO Chapter 7.01 permitted uses

The site is located at 540 W Smokey Row Rd and is zoned R-1/Residence within the US 31 Corridor Overlay Zone. Filed by Susie White & Jennifer Butts.

12h. Crooked Stick Estates, Sec 6, lot 100

The applicant seeks approval for the following development standards variance:

Docket No. 06030026 V ZO Chapter 25.01.01.B.3.ii accessory building setback

The site is located at 1558 Preston Trail and is zoned S-1/Residence.

Filed by Dillon Construction Group for John & Jennifer Rulli.

13h. Stonegate Apartments off-premise sign

The applicant seeks approval for the following development standards variance:

Docket No. 06020018 V ZO Chapter 25.07.01-04 off-premise sign in road right of way

The site is located just north of Meadow Lane & Main Street and is zoned R-4/Residence.

Filed by Larry Kemper of Nelson & Frankenberger.

I. Old Business:

1-2i. Martin Marietta Materials - Mueller Property South

Petitioner seeks special use approvals to establish surface limestone operations & an artificial lake on 96.921 acres ±.

Docket No. 05090003 SU Chapter 5.02.02 mineral extraction

Docket No. 05090004 SU Chapter 5.02.02 artificial lake

The site is located at the southwest corner East 106th Street and Hazel Dell Parkway.

The site is zoned S-1/Residence - Low Density.

Filed by John Tiberi of Martin Marietta Materials, Inc.

J. New Business

K. Adjourn